



13 Casement Villas, Dun Laoghaire, Co. Dublin. A96KR86

Beirne  
& Wise



## For Sale By Private Treaty



13 Casement Villas is semi-detached house that has been extended (2007), and completely refurbished throughout, with a most attractive cream pebbled dash façade and a distinctive porch. This fine home features bright and spacious accommodation extending to 103 sq.m approximately, and it overlooks an open green with mature trees. It comprises of an entrance porch, living room, kitchen/dining/family room, and a bathroom downstairs. Upstairs there are three double bedrooms. There is engineered oak flooring and underfloor heating downstairs.

Set on landscaped gardens, the property is set back from the road, the front garden is bounded by hedging and fencing, and a large wooden gate. It features an extensive gravelled area with curved planted beds, and provides off street parking for three cars. There is a sandstone pedestrian path leading to the front door. A gated, wide side entrance with sandstone paved path and secure storage leads to the rear garden. The rear garden is low maintenance and very private, it is a true oasis comprising of a walled sandstone patio with a Yew tree, three specimen trees, and a large Photinia Red Robin tree in a raised planter.

The highly desirable location is much sought after; it is within a convenient walk of Deansgrange with local shopping, and Blackrock and Monkstown are nearby, with the DART, shopping centres, a range of boutique shops and a choice of restaurants. This is a prime location with easy access to all amenities, Monkstown Tennis Club, Monkstown DLR Pool and Fitness Centre, the Forty Foot and Dun Laoghaire piers. Bus routes include the No. 46a, 63, 7b, 7d, 4 and L25, and the N11, and M50 are within easy access. There is an abundance of well-regarded primary and secondary schools in the area.



## Special Features

- Mature, sought after residential location in South Dublin
- Excellent decorative condition throughout
- Red Aga and Belfast sink
- Spacious accommodation 103 sq.m. approx.
- Low maintenance gardens
- A choice of bus routes, and the Dart
- GFCH

## Accommodation

### PORCH

The attractive red hall door opens to the porch, with engineered oak floor, and double doors opening into the...

### LIVING ROOM

6.17m x 4.38m max

A spacious reception room with a large picture window to the front aspect, with ceiling coving, recessed lights, engineered oak floor, and a natural stone fireplace with black inset and hearth, and an open grate. There is access to the hot press and a storage closet. The staircase with glass panel leads upstairs





#### KITCHEN/DINING/FAMILY ROOM

3.96m x 3.22m +5.24m x 4.22m max.

With full width and height glass sliding doors overlooking and providing access to the rear garden. This room features a vaulted ceiling with recessed lights, and three velux windows allowing additional light to flood through the room. The kitchen with engineered oak floor, is fitted with a range of cream wall and base units with complimentary cream tiled splashback. There is a distinctive red Aga with a 6 gas ring hob, and a Belfast sink. It is plumbed for a washing machine. There is ample room for dining, and a living space. There is a storage room off the living area.

#### BATHROOM

The bathroom is fully tiled, complete with curved bath with chrome rain shower and a glass screen, w.c., w.h.b. with a mirrored cabinet overhead, and an ornate chrome towel rail

#### UPSTAIRS

The staircase leads upstairs to the landing, there is access to the floored attic via a Stira ladder

#### BEDROOM ONE

5.54m x 2.71m

A spacious double bedroom with two windows to the front aspect, with polished wooden floor and built in wardrobes

#### BEDROOM TWO

3.27m x 3.24m

A double bedroom to the rear with built-in wardrobes

#### BEDROOM THREE

2.89m x 2.19m

A small double bedroom to the rear aspect

#### OUTSIDE

Set on landscaped gardens, the property is set back from the road, the front garden is bounded by hedging and fencing, and a large wooden gate. It features an extensive gravelled area with curved planted beds, and provides off street parking for three cars. There is a sandstone pedestrian path leading to the front door. A gated, wide side entrance with sandstone paved path and secure storage leads to the rear garden. The rear garden is low maintenance and very private, it is a true oasis comprising of a walled sandstone patio with a Yew tree, three specimen trees, and a large Photinia Red Robin tree in a raised planter.

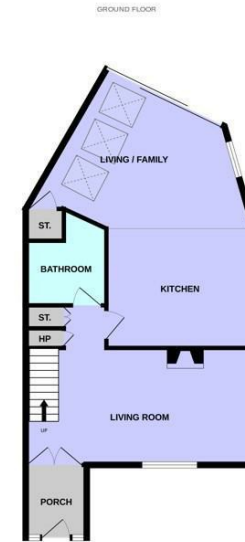
#### BER

BER Number: 116822032

BER Output: 261.78kWh/m2/yr.







Beirne  
& Wise

Fields Corner, Upper Churchtown Road,  
Churchtown, Dublin 14,  
t: 01 296 2444  
e: info@beirnewise.ie  
www.beirnewise.ie

PSRA Licence No. 001293. These particulars do not form any part of any contract and are for guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.